CITY OF ROSEVILLE DESIGN COMMITTEE MEETING OCTOBER 20, 2005 MINUTES

Committee Members Present: Rex Clark, Anna Robertson, Naaz Alikan,

Committee Members Absent:

Staff Present: Chris Robles, Senior Planner

Wendy Hartman, Project Planner Derek Ogden, Associate Planner

Michelle Sheidenberger, Associate City Attorney

Jennifer Lloyd, Recording Secretary

CONSENT CALENDAR

The minutes from the August 18, 2005 Design Committee Meeting were continued from the Design Committee Meeting of October 20, 2005, due to a lack of quorum.

II-A MINUTES OF SEPTEMBER 15, 2005.

MOTION

Naaz Alikhan made the motion, which was seconded by Anna Robertson, to approve the minutes of September 15, 2005 and the minutes of August 18, 2005 as submitted.

Item II-B was pulled from the consent calendar by Senior Planner Chris Robles. Senior Planner Chris Robles presented a modified condition of approval and the removal of a condition of approval.

<u>II-B DESIGN REVIEW PERMIT – 951 PLEASANT GROVE DRIVE – TACO BELL RESTAURANT – DRP-000049.</u> The applicant requests approval of a Design Review Permit Modification to construct a 2,927 square foot restaurant building with minor changes to the site improvements. The proposed site is located on a vacant pad within the Pleasant Grove Retail Center. The center is located on the Southwest corner of Pleasant Grove Drive and Highland Point Drive on Parcel 21A of the North Central Roseville Specific Plan (NCRSP). (Wiley)

Chair Clark opened the public hearing and invited comments from the applicant and/or audience.

MOTION

Naaz Alikhan made the motion, which was seconded by Anna Robertson, to approve the consent item with modifications to the conditions as follows:

- 34. The required fire flow for the protection of the proposed project is 1,500 gallons per minute with 20 pounds residual water pressure. This flow is based on the premise that the structure will be of Type VN rated construction with the installation of a full coverage automatic fire sprinkler system, and is reflective of the proposed square footage amounts. A change in any of the conditions may increase the required fire flow. (Fire)
- 60. Automatic fire extinguishing system risers, fire alarm system panels and digital alarm communicator system panels shall be located within an approved fire control room and shall be accessible from an adjacent fire apparatus roadway. Said fire control room shall be a minimum size of thirty-five (35) square feet in size and shall be openable from the exterior via an approved door opening. (Fire)

OLD BUSINESS

<u>III-A SIGN VARIANCE & PLANNED SIGN PERMIT PROGRAM – 915 HIGHLAND POINTE DRIVE – NCRNSP PARCEL 43 (HIGHLAND POINTE OFFICE COMPLEX) – FILE# SV 05-04 & PSPP 05-04.</u> The applicant requests approval of a Sign Variance to allow up to 318 square feet of wall sign area per building where the Sign Ordinance allows for 200 square feet of wall sign area per building and to increase the permitted area for directory signs from 16 square feet to 24 square feet in size. Approval of a Planned Sign Permit Program to establish a comprehensive sign program for the Highland Pointe Office Complex is also being requested. Applicant: Mark Lloyd, Weidner Architectural Signage. Owner: Charles Sumner II, Mourier Land Investment Corp. (Hartman)

THIS ITEM WAS CONTINUED FROM THE MEETING OF SEPTEMBER 15, 2005

Project Planner, Wendy Hartman, presented the staff report and responded to questions.

Chair Clark opened the public hearing and invited comments from the applicant and/or audience.

Applicant, Charles Sumner, addressed the Commission and responded to questions. He stated that he had received a copy of the staff report and was in agreement with staff's recommendations.

There was discussion on the following:

Signage integral with the architecture

Chair Clark closed the public hearing and asked for a motion.

MOTION

Anna Robertson made the motion, which was seconded by Rex Clark, to adopt the three (3) findings of fact for approval of the Sign Variance; approve the Sign Variance with two (2) conditions of approval; adopt the two (2) findings of fact for approval of the Planned Sign Permit Program; and approve the Planned Sign Permit Program with two (2) conditions of approval.

Naaz Alikhan abstained from the vote due to working on this project.

The motion passed 2-0.

NEW BUSINESS

IV-A DESIGN REVIEW PERMIT AND LOT LINE ADJUSTMENT – 10221 FAIRWAY DRIVE –FAIRWAY COMMONS III – DRP-000042 & LLA-000024. The applicant requests approval of a Design Review Permit to construct a 5,700 square foot retail building with site improvements, including parking, lighting, and landscaping. The applicant also requests a Lot Line Adjustment to merge the .58-acre site with the adjacent parcel. The site is located on a vacant pad at the southwest corner of Foothills Boulevard on Parcel 46B of the Highland Reserve North Specific Plan (HRNSP). (Wiley)

Senior Planner, Chris Robles, presented the staff report and responded to questions.

Chair Clark opened the public hearing and invited comments from the applicant and/or audience.

Applicant, Jerry Aplass, Burrell Consulting, 1001 Enterprise Way, #100, Roseville, addressed the Commission and responded to questions. He stated that he had received a copy of the staff report and was in agreement with staff's recommendations except condition 9c that requires additional storefront windows on the Fairway Drive frontage.

The following people spoke on this project:

Andy Kwong, 2120 20th St, #1, Sacramento, CA

There was discussion on the following:

- Windows on the back of the building facing fairway
- Use of windows on the buildings
- · Front of buildings facing parking lot
- · Existing frontage of adjacent buildings
- Building facades defining streetscapes
- Parking for project
- Change the covering of the trash enclosure
- Decorative materials of project
- Adding windows after a tenant has occupied
- Use of "eye-brow" awnings and color blocking of window features

Acting Chair Robertson closed the public hearing and asked for a motion.

MOTION

Naaz Alikhan made the motion, which was seconded by Anna Robertson, to adopt the four (4) findings of fact for the Design Review Permit; approve the Design Review Permit with ninety-three (93) conditions of approval with modification of conditions 9b & 9c as listed below; and find the Lot Line Adjustment in conformance with the four (4) required criteria; and approve the Lot Line Adjustment with ten (10) conditions of approval. Modifications to Design Review Permit conditions 9b & 9c as follows:

- b. The exterior of the refuse enclosure shall be covered with a stone veneer plaster that matches the proposed building. (Planning & Redevelopment)
 - c. Additional glass windows *or color blocking and eyebrow awning* shall be included *provided in lieu of the store front window and trellis* on the northeast elevation. (Planning & Redevelopment)

The motion passed unanimously.

<u>IV-B DESIGN REVIEW PERMIT – 1382 BLUE OAKS BL. – BLUE OAKS OFFICE PARK (FILE # DRP 05-24).</u>
The applicant requests approval of a Design Review Permit to construct a single office building totaling 22,850 square feet. (Ogden)

Associate Planner, Derek Ogden, presented the staff report and responded to questions.

Chair Clark opened the public hearing and invited comments from the applicant and/or audience.

Applicant Regina Souchek, Williams + Paddon, 2237 Douglas Bl, Ste 160, Roseville, addressed the Commission and responded to questions. She stated that she had received a copy of the staff report and was in agreement with staff's recommendations.

The following persons spoke on this project:

Jack Paddon, Elvas Ave. Partnership, 2237 Douglas Bl., #160, Roseville, CA

There was discussion on the following:

- Stairway attached to the outside of building
- Materials of proposed outside stairway
- Metal design features of the building exterior walls

Chair Clark closed the public hearing and asked for a motion.

MOTION

Anna Robertson made the motion, which was seconded by Rex Clark, to adopt the Mitigated Negative Declaration; adopt the four (4) findings of fact for the Design Review Permit; approve the Design Review Permit with one-hundred six (106) conditions of approval; adopt the three (3) findings of fact for the Parcel Map; and approve the Parcel Map with fifty-nine (59) conditions of approval.

Naaz Alikhan abstained from the vote due to working for Williams + Paddon.

The motion passed 2-0.

IV-C DESIGN REVIEW PERMIT AND PARCEL MAP – 2990 FOOTHILLS BL. – VINEYARDS AT FOOTHILL (FILE # DRP 05-06 & PM 05-07). The applicant requests approval of a Design Review Permit to construct two retail buildings totaling 21,338 square feet. The project also includes a 4,657 square foot convenience restaurant with drive thru and gas station building. The applicant also requests a parcel map to create three separate parcels within the complex. (Ogden)

Associate Planner, Derek Ogden, presented the staff report and responded to questions.

Chair Clark opened the public hearing and invited comments from the applicant and/or audience.

Applicant, Jerry Aplass, Burrell Consulting, 1001 Enterprise Way, #100, Roseville, CA, addressed the Commission and responded to questions. She stated that she had received a copy of the staff report and was in agreement with staff's recommendations.

The following persons spoke on this project:

Mark Marvelli, Architect, 2277 Watt Av, Sacramento, CA David Lundy, RHL Designs, 3001 Douglas Bl, Roseville, CA 95661

There was discussion on the following:

- Design features of building to break up long wall appearance
- Coating texture on building
- Drainage of site
- Traffic flow at the back of the building
- Signage on building
- Drive-Thru location
- Access points for pedestrian traffic

MOTION

Anna Robertson made the motion, which was seconded by Naaz Alikhan, to adopt the Mitigated Negative Declaration; adopt the four (4) findings of fact for the Design Review Permit; approve the Design Review Permit with one-hundred six (106) conditions of approval; adopt the three (3) findings of fact for the Parcel Map; and approve the Parcel Map with fifty-nine (59) conditions of approval with modification to condition 9 as follows:

- 9. The plans submitted to the Building Department for permits shall indicate all approved revisions/alterations as approved by the Committee including all conditions of approval.
 - The pedestrian paths shall be designed to provide three two access points to the Vineyard gate apartment project to the west and improvement shall be made to close the central access point. (Planning)

b) The exit of the drive through facility shall be constructed at a 90-degree angle to Vineyard Road reduced to a width of 20' by expanding the landscape setback adjacent to Vineyard Road. (Planning)

The motion passed unanimously.

REPORTS/COMMENTS/COMMISSION/STAFF

ORAL COMMUNICATIONS: None

ADJOURNMENT

Acting Chair Robertson asked for a motion to adjourn the meeting.

MOTION

Naaz Alikhan made the motion, which was seconded by Anna Robertson, to adjourn to the meeting of November 17, 2005. The motion passed unanimously at 6:25 P.M.